



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

February 23, 2017

Whiteford, Taylor & Preston L.L.P.
One West Pennsylvania Avenue
Towson,, Maryland 21204-4515

RE: Spirit & Intent Request Letter
14818 Manor Road
BGE Gas Gate Station
10th Election District

Dear Ms. Busse:

Your letter to the Director of Permits, Approvals and Inspections has been referred to me for reply. Based on the information contained in the BCZR (Baltimore County Zoning Regulations) and research of available records the following has been determined.

The property known as BGE Gas Gate Station has been reviewed by this office. The plan submitted shows the new regulator building, odorization building, and ground equipment located within Gate Station (Manor road Gate Station). It is the opinion of this office that your request is within the Spirit and Intent.

Sincerely,

A handwritten signature in dark ink, appearing to read "Gary Hucik", is written over the printed name.

Gary Hucik
Planner II
Zoning Review

WHITEFORD, TAYLOR & PRESTON L.L.P.

JENNIFER R. BUSSE
DIRECT LINE (410) 832-2077
DIRECT FAX (410) 339-4027
jbusse@wtplaw.com

TOWSON COMMONS, SUITE 300
ONE WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-5025
MAIN TELEPHONE (410) 832-2000
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BALTIMORE, MD
BETHANY BEACH, DE*
BETHESDA, MD
COLUMBIA, MD
DEARBORN, MI
FALLS CHURCH, VA
LEXINGTON, KY
ROANOKE, VA
WASHINGTON, DC
WILMINGTON, DE*

WWW.WTPLAW.COM
(800) 987-8705

February 14, 2017

Via Hand Delivery

W. Carl Richards, Jr.
Zoning Review Chief/Supervisor
Baltimore County Permits, Inspections & Approvals
111 W. Chesapeake Avenue
Towson, Maryland 21204

**Re: BGE Gas Gate Station - 14818 Manor Road
Request for Spirit & Intent Relief**

Dear Mr. Richards:

This office represents BGE with regard to its Gas Gate Station on Manor Road in Phoenix, Maryland. BGE is proposing some revisions to the equipment on site. Please accept this letter as a request for Spirit & Intent approval.

The property's zoning history is documented on the attached plan. Specifically, the site enjoys approval for the existing gas uses dating back to 1954 when a Special Permit was granted for a gas metering and conditioning station. In 1964, a Special Exception was granted for a wireless transmitting and receiving station and its related structures. Approval for that use was updated in 1980 via a new Special Exception and in 1995 via Spirit and Intent relief. No changes are proposed for the wireless tower or its related structure.

As shown on the attached plan, some gas equipment will be removed, and two new buildings are proposed. A minimal amount of vegetation needs to be removed and the existing fence will largely remain untouched. As identified on the plan, the security fence upgrade project previously approved by your office is currently under construction, and only in the rear of the site will the fence be slightly relocated.

We are simultaneously submitting a request to the DRC for an exemption from the full development process. There are no outstanding violations on the property.

To: GH
2/14/17 ucn
STF

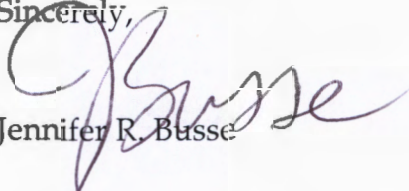
#17-064
\$150.00

DRC # 030717A

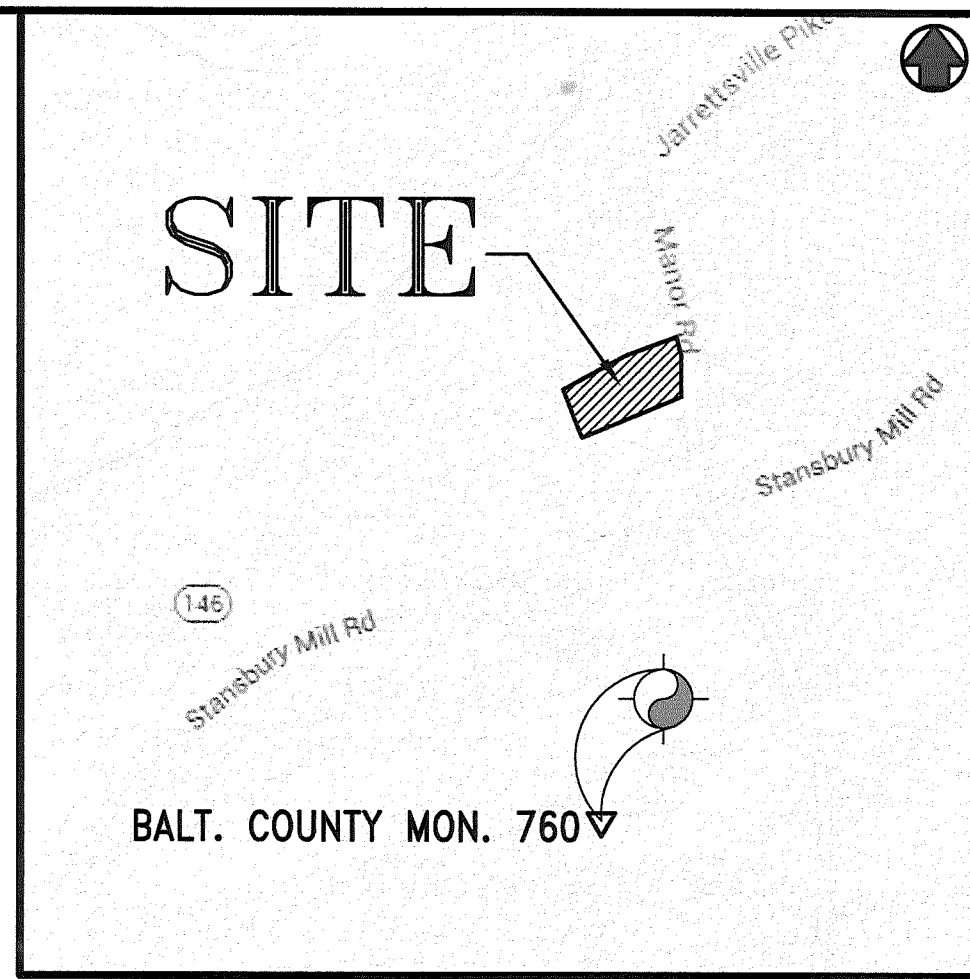
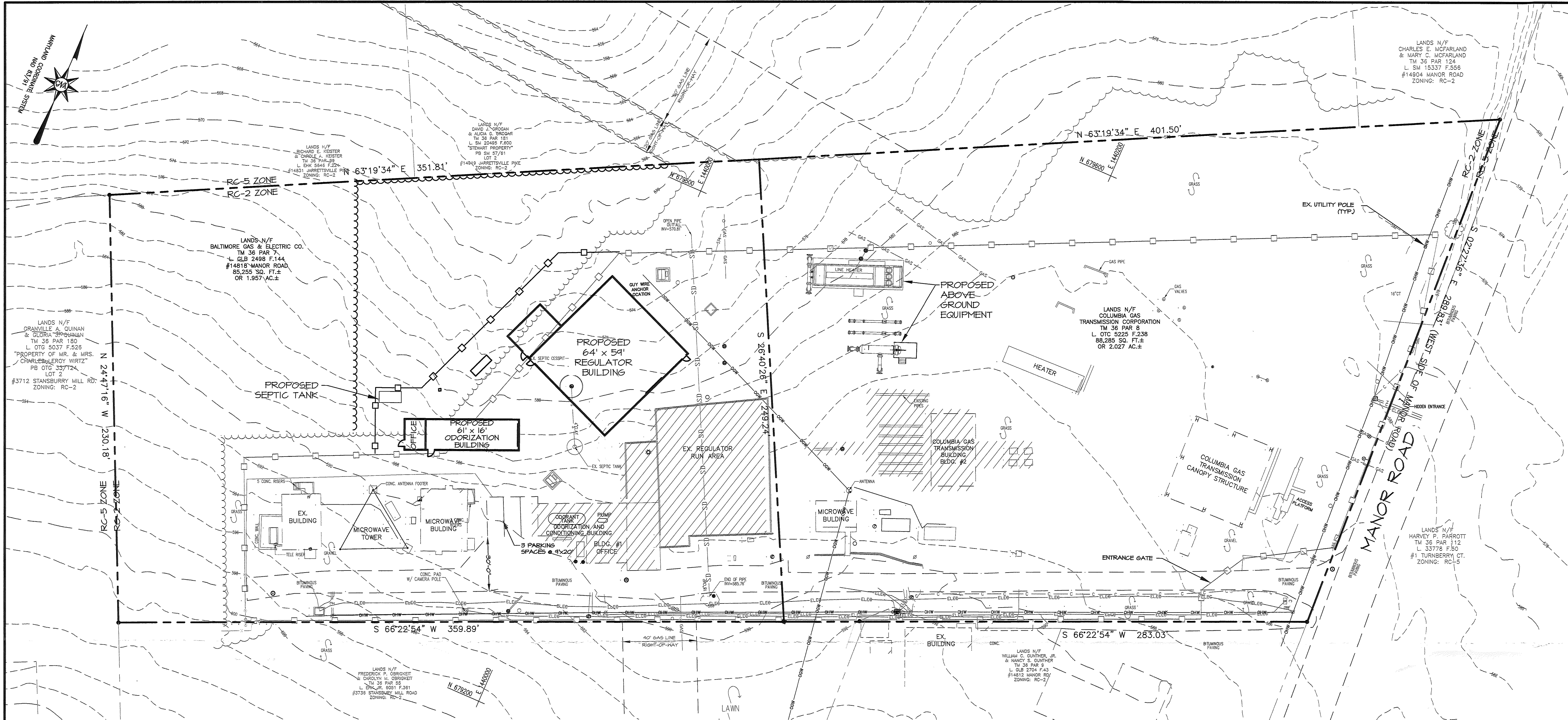
Carl Richards
February 14, 2017
Page 2

Hereto I am attaching my firm's check in the amount of \$150.00 representing payment for this request, and two (2) copies of the plan. Thank you for your attention to this request.

Sincerely,


Jennifer R. Busse

cc: (all via email, no plan attached)
Richard Ransom, Esquire (BGE)
James Burkman (BGE)
Bonnie Johansson (BGE)
Eric Parker (BGE)
Chris Mink (CNA)

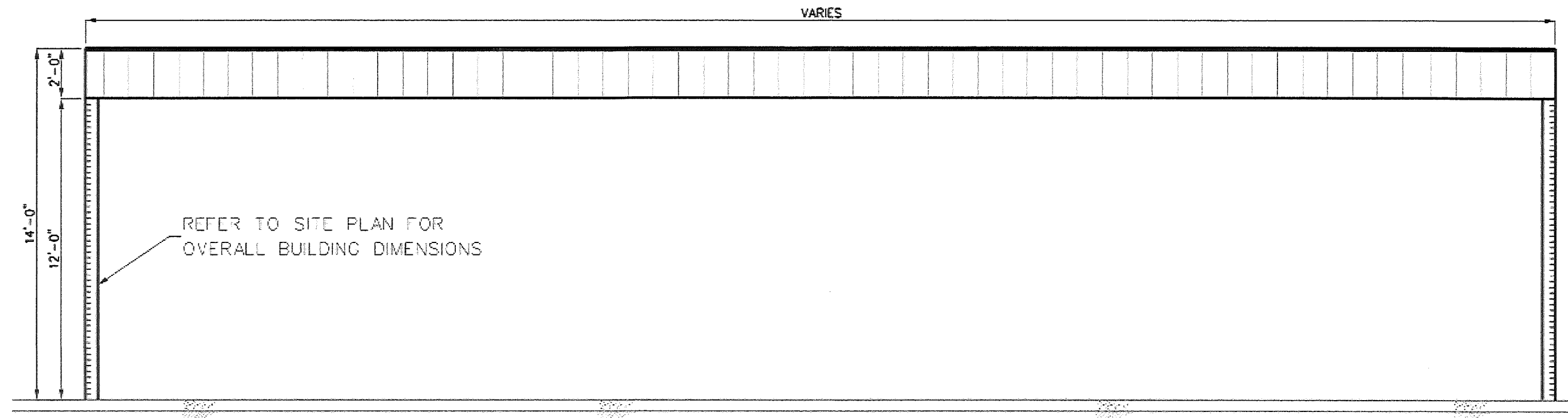


- ### GENERAL NOTES
- OWNER: BALTIMORE GAS & ELECTRIC COMPANY
1699 LEADENHALL STREET
BALTIMORE, MD 21230

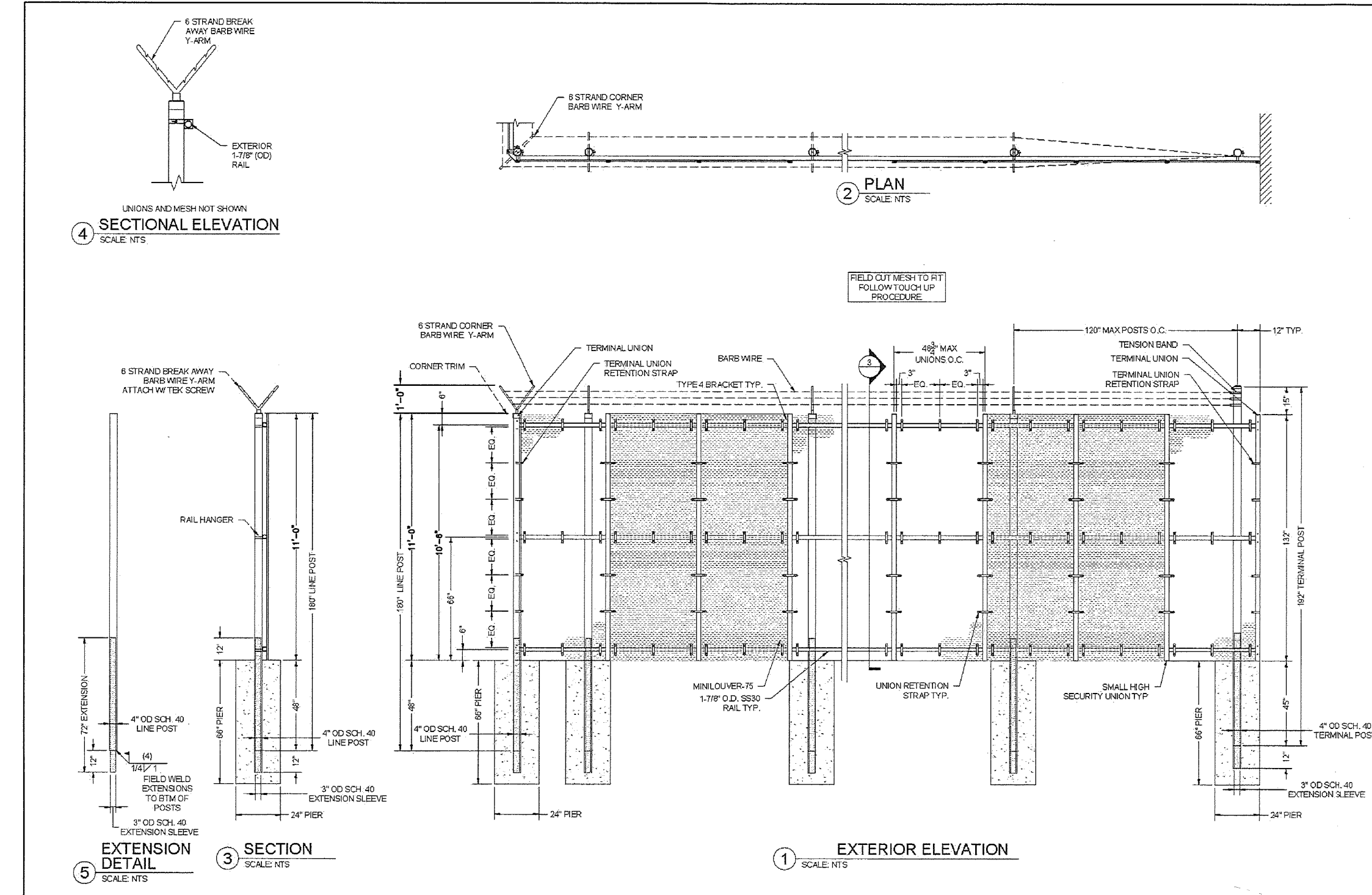
COLUMBIA GAS TRANSMISSION CORP.
2220 RUTLEDGE ROAD
FALLSTON, MD 21047
 - SITE ADDRESS: 14818 MANOR ROAD
PHOENIX, MD 21131
 - PARCEL INFORMATION:
BGE: TAX MAP - 36
PARCEL - 7
CGC: TAX MAP - 36
PARCEL - 8
 - PROPERTY ACREAGE: 3.98 AC.
 - ZONING: RC-2
 - ZONING HISTORY:
A. CASE # 2961-S - APPROVAL DATE 4/20/1954 - SPECIAL PERMIT FOR A GAS METERING AND CONDITIONING STATION
B. CASE # 64-69-X - APPROVAL DATE 3/14/1964 - SPECIAL EXCEPTION FOR A WIRELESS TRANSMITTING AND RECEIVING STRUCTURE (TOWER) FOR ATLANTIC SEABOARD CORP.
C. CASE # 80-162-X (ITEM 99) - APPROVAL DATE 2/27/1980 - SPECIAL EXCEPTION FOR: WIRELESS TRANSMITTING AND RECEIVING STRUCTURE, CONTROL HOUSE, AND NEW ENGINE GENERATOR.
D. SPIRIT AND INTENT APPROVAL PROVIDED DATED 2/3/95 FOR RADIO BUILDING NO. 2.
 - BOUNDARY AND TOPOGRAPHY SHOWN ON THIS PLAN IS FROM A CNA, INC SURVEY DATED APRIL 2016.
 - PARKING REQUIRED: 6 EMPLOYEES ON LARGEST SHIFT @ 1 SPACE PER 3 EMPLOYEES = 2 SPACES REQUIRED
 - PARKING PROVIDED: 3 SPACES

SITE PLAN
SCALE: 1" = 30'
0 30 60 90
GRAPHIC SCALE
1" = 30'

- ### LEGEND
- EXISTING PROPERTY BOUNDARY
 - EXISTING SECURITY FENCE
 - PROPOSED RELOCATED SECURITY FENCE
 - EXISTING DRIVEWAY/ROAD
 - EXISTING WATER
 - EXISTING GAS MAIN/SERVICE
 - EXISTING STORM DRAIN
 - EXISTING SANITARY
 - EXISTING TELECOM
 - EXISTING OVERHEAD WIRE
 - EXISTING OVERHEAD GUY WIRE
 - EXISTING UNDERGROUND ELECTRIC
 - EXISTING CONTOURS-10'
 - EXISTING CONTOURS-2'
 - PROPOSED GRADING CONTOUR
 - EXISTING TREE LINE
 - PROPOSED LIMIT OF CLEARING FOR STATION UPGRADE
 - EXISTING EQUIPMENT TO BE REMOVED



TYPICAL BUILDING ELEVATION DETAIL
NOT TO SCALE



TYPICAL FENCE DETAIL
NOT TO SCALE

CNA
engineers, surveyors & landscape architects
Civil Engineers • Land Surveyors • Landscape Architects
Planners • Geotechnical Engineers • Environmental Engineers
215 Bynum Road
Forest Hill, Maryland 21050
Phone (410) 879-7200 • Fax (410) 838-1811
E-mail: cnamail@cna-engineers.com

PLAN TO ACCOMPANY SPIRIT & INTENT REQUEST
FOR
MANOR ROAD GATE STATION
14818 MANOR ROAD
3RD COUNCILMANIC DISTRICT
10TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

Date	Revisions	Date	Scale:
02/08/2017	STATION UPGRADE WITH DEMO/NEW BUILDINGS/FENCE RELOCATION	5/9/16	AS SHOWN
		Drawn By:	Job No:
		SRS	15025
		Design By:	Sheet:
		SRS	
		Review By:	1 of 1
		CRM	

PETITION FOR ZONING RE-CLASSIFICATION
AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

BALTIMORE GAS AND ELECTRIC COMPANY, legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception to the Zoning Ordinance of Baltimore County, Maryland, to reclassify the property from its present zoning to that of a Special Exception to the Zoning Ordinance of Baltimore County, Maryland, to use the property for a wireless transmitting and receiving structure and control house, and related public utility uses.

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for a wireless transmitting and receiving structure and control house, and related public utility uses.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

BY: John B. Howard Esquire, 210 Allegheny Avenue, P. O. Box 5517, Towson, Maryland 21204
BALTIMORE GAS AND ELECTRIC COMPANY
BY: John W. Gore, Jr. Legal Owner, Vice President, Address: Gas and Electric Building, P. O. Box 1475, Baltimore, Maryland 21203

BY: Martha A. Delea Petitioner's Attorney, Address: Gas and Electric Building, Baltimore, Maryland 21203-Telephone: 234-5697
BY: John W. Hess, III Protestor's Attorney, Address: Gas and Electric Building, Baltimore, Maryland 21203-Telephone: 234-5697

ORDERED By The Zoning Commissioner of Baltimore County, this 28th day of December, 1979, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 21st day of February, 1980, at 10:00 o'clock A.M.

John B. Howard
Zoning Commissioner of Baltimore County.

(over)

John B. Howard, Esquire
210 Allegheny Avenue
P. O. Box 5517
Towson, Maryland 21204

cc: Martha A. Delea, Attorney
Gas & Electric Building
P. O. Box 1475
Baltimore, Maryland 21203

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 28th day of December, 1979.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner John B. Howard
Petitioner's Attorney

Reviewed by Nicholas B. Commodari
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 12, 1980

John B. Howard, Esquire
210 Allegheny Avenue
P. O. Box 5517
Towson, Maryland 21204

RE: Item No. 99
Petitioner - Baltimore Gas &
Electric Company
Special Exception Petition

Dear Mr. Howard:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on-site field inspection of the property. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Because of your client's proposal to construct a wireless transmitting and receiving structure and control house, and legalize the existing Manor Service Center, this Special Exception hearing is required.

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI, Chairman
Zoning Plans Advisory Committee

NBC/sf

cc: Martha A. Delea, Attorney
Gas & Electric Building
P. O. Box 1475
Baltimore, Maryland 21203

Mr. J. F. Douthirt, III
Electric Engineering Department
Baltimore Gas & Electric Company

Description for parcel of land proposed for Special Exception by Baltimore Gas and Electric Company, for Manor Gate Station, in the Tenth Election District of Baltimore County, State of Maryland.

Beginning for the same at a point in the northernmost corner of the parcel of land now being described, said point being distant South 63 degrees 18 minutes 17 seconds West - 401.50 feet measured from a point on the westernmost side of Manor Road, said last mentioned point on said side of said Manor Road being distant 775 feet more or less measured along said road in a northerly direction from its intersection with Stansbury Mill Road, thence leaving said point of beginning so fixed and binding on the outlines of the parcel of land now being described the four following courses and distances: South 26 degrees 41 minutes 20 seconds East - 249.30 feet, South 66 degrees 22 minutes 00 seconds West 360.03 feet, North 24 degrees 48 minutes 10 seconds West - 230.24 feet and North 63 degrees 18 minutes 40 seconds East - 351.93 feet to the place of beginning.

Containing 1.958 acres of land more or less.

The above described parcel of land is shown on Plat No. - 93-311-E attached hereto and made a part hereof.

John F. Douthirt, III
John F. Douthirt, III (P.L.S. #1)
Electric Engineering Department
Baltimore Gas & Electric Company

October 3, 1979

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

December 28, 1979

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #99 (1979-1980)
Property Owner: Baltimore Gas & Electric Co.
401.5' W. Manor Rd. 775' N. Stansbury Mill Rd.
Existing Zoning: KC 2
Proposed Zoning: Special Exception for a wireless transmitting and receiving structure and control house and related public utility use.
Acres: 1.958 District: 10th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Comments were supplied for this property for Project PIP 79-50X.

Highways:

Manor Road, an existing public road, is proposed to be improved in the future as a 50-foot closed section roadway on a 70-foot right-of-way. Highway right-of-way widening, including any necessary reversible easements for slopes, will be required in connection with any grading or building permit application.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards and Specifications.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Item #99 (1979-1980)
Property Owner: Baltimore Gas & Electric Co.
Page 2
December 28, 1979

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are not available to serve this property, which is beyond the Baltimore County Metropolitan District and the Urban-Rural Demarcation Line. Baltimore County Water and Sewerage Plans W-11A and S-11A, as amended, respectively indicate "No Planned Service" in the area.

Very truly yours,

Ellsworth M. Diver, P.E.
ELLSWORTH M. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:WR:s

cc: J. Semers

EE-SE Key Sheet
85 & 86 NE 13 Pos. Sheets
NE 22 0 Topo
36 Tax Map

ORDER RECEIVED FOR FILING

DATE *February 23, 1980*

BY *John D. Seyffert*

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, the Special Exception for a wireless transmitting and receiving structure, control house, and new engine generator should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this *27th* day of February, 1980, that the herein Petition for Special Exception for a wireless transmitting and receiving structure, control house, and new engine generator, in accordance with the revised site plan, Dwg. 93-311-E, Rev. B, marked Petitioner's Exhibit 1, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Provide one parking space for every three employees on the largest shift.
2. A revised site plan be submitted, incorporating the above restriction, and approved by the Department of Public Works and the Office of Planning and Zoning.

William E. Hammond
Zoning Commissioner of
Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 197____, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a _____ zone; and/or the Special Exception for _____ be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3211

JOHN D. SEYFFERT
DIRECTOR

February 5, 1980

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item 99, Zoning Advisory Committee Meeting, November 15, 1979, are as follows:

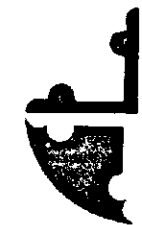
Property Owner: Baltimore Gas and Electric Company
Location: 401.5' W. Manor Road 775' N. Stansbury Mill Road
Existing Zoning: RC-2
Proposed Zoning: Special Exception for a wireless transmitting and receiving structure and control house and related public utility use
Acres: 1.958
District: 10th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development



baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

January 16, 1980

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments on the following items of the Zoning Advisory Committee Meeting of November 15, 1979:

ITEMS: 97 - 98 - 99 - 103

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Engineer Associate II

MSF/hmd



BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

January 9, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #99, Zoning Advisory Committee Meeting of November 15, 1979, are as follows:

Property Owner: Baltimore Gas & Electric Company
Location: 401.5' W Manor Rd. 775' N Stansbury Mill Rd.
Existing Zoning: R.C. 2
Proposed Zoning: Special Exception for a wireless transmitting and receiving structure and control house and related public utility use.
Acres: 1.958
District: 10th

Employees operating the control building for the proposed microwave tower have access to sanitary facilities located in another control house on the same property. This control house is served by a private water well and sewage disposal system, both of which are functioning properly. No health hazards are anticipated.

Very truly yours,

Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/rth



baltimore county
fire department
TOWSON, MARYLAND 21204
(301) 825-7310

Paul H. Reincke
CHIEF

November 26, 1979

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee

Re: Property Owner Baltimore Gas & Electric Company

Location: 401.5' W Manor Rd. 775' N Stansbury Mill Rd.

Item No. 99 Zoning Agenda: Meeting of 11/15/79

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code" 1976 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER *Errol M. Markowitz* Noted and Approved: *Errol M. Markowitz*
Planning Group Fire Prevention Bureau
Special Inspection Division



baltimore county
department of permits and licenses
TOWSON, MARYLAND 21204
(301) 494-3610

JOHN D. SEYFFERT
DIRECTOR

December 4, 1979

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #99 Zoning Advisory Committee Meeting, November 15, 1979 are as follows:

Property Owner: Baltimore Gas and Electric Company
Location: 401.5' W Manor Road 775' N Stansbury Mill Road
Existing Zoning: R.C. 2
Proposed Zoning: Special Exception for a wireless transmitting and receiving structure and control house and related public utility use.

Acres: 1.958
District: 10th

The items checked below are applicable:

- X A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement, State of Maryland code for the Handicapped and aged and other applicable codes.
- X B. A building permit shall be required before construction can begin.
- C. Additional _____ Permits shall be required.
- D. Building shall be upgraded to new use - requires alteration permit.
- E. Three sets of construction drawings will be required to file an application for a building permit.
- X F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- H. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____
- I. No Comment.
- X J. Comments: Certification a Structural Engineer will be required upon completion of the tower.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not to be construed as the full extent of any permit.

Very truly yours,

Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:rrj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: November 21, 1979

Mr. S. Eric DiNenna
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Z.A.C. Meeting of: November 15, 1979

RE: Item No: 96,97, 98, 99, 100, 101, 102, 103, 104
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. DiNenna:

All of the above have no bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

NNP/bp

JOSEPH H. MCGOWAN, PRESIDENT
T. DAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. BOYBARS

THOMAS H. LLOYD
MRS. LORRAINE F. CHIRCUS
ROGER B. HAYDEN

ALVIN LOBECK
MRS. MILTON R. SMITH, JR.
RICHARD W. TRACEY, D.V.M.

ROBERT Y. DUGEL, SUPERINTENDENT

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner

Date: February 7, 1980

TO: John D. Seyffert, Director
FROM: Office of Planning and Zoning
SUBJECT: Petition No. 80-152 X Item 99

Petition for Special Exception
Beginning 401.5 feet West of Manor Road, 775 feet North of Stansbury Mill Road
Petitioner - The Baltimore Gas & Electric Company

Tenth District

HEARING: Thursday, February 21, 1980 (10:00 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

JDS:JGH:ab

John D. Seyffert
John D. Seyffert, Director
Office of Planning and Zoning

JUL 21 1980

John B. Howard, Esquire
210 Allegheny Avenue
P. O. Box 5517
Towson, Maryland 21204

February 27, 1980

RE: Petition for Special Exception
Beginning 401.5' W of Manor Road,
775' N of Stansbury Mill Road -
10th Election District
Baltimore Gas and Electric Com-
pany - Petitioner
NO. 80-162-X (Item No. 99)

Dear Mr. Howard:

I have this date passed my Order in the above referenced matter in accord-
ance with the attached.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH/arl

Attachments

cc: Martha A. Delea, Esquire
Gas and Electric Building
P. O. Box 1475
Baltimore, Maryland 21203

John W. Hession, III, Esquire
People's Counsel

ONAN ELECTRIC GENERATING SETS
GASOLINE-DRIVEN
AVAILABLE FOR GAS OR LPG OPERATION
PERFORMANCE CERTIFIED

SERIES RJC
15 KW
RADIATOR COOLED

HOUSING AND AC INSTRUMENTS OPTIONAL
FULL METER PANEL OPTIONAL

BRUSHLESS, BROAD RANGE ALTERNATORS—RECONNECTABLE MODELS									
MODEL	VOLTAGE	AMP	VOLTAGE	AMP	HERTZ	PHASE	WIRE	KW	RPM
15DRJC-18R*	120/208	52.1	240/416	26.3	60	3	4	15.0	1800
	127/220	49.2	254/440	24.5					
	135/240	45.0	277/480	22.5					
	120/240	45.0							
	110/190	47.3	220/380	23.5					
	115/200	45.2	230/400	22.5					
	120/208	43.3	240/416	21.7					
	127/220	40.9	254/440	20.5					
	110/220	40.9							
	115/230	39.2							
	120/240	37.6							
12SRJC-518R*	120/240	63.0			60	3	4	12.5	1500
	127/220	52.5			50	3	4	12.5	1500

BRUSHLESS ALTERNATORS—RECONNECTABLE SINGLE-PHASE

MODEL	VOLTAGE	AMP	VOLTAGE	AMP	HERTZ	PHASE	WIRE	KW	RPM
15DRJC-30R**	120/240	63.0			60	1	4	15.0	1800
12SRJC-518R**	120/240	52.5			50	1	4	12.5	1500

Unit Mounted Control Panel with Running Time Meter • Panel Light • Battery Charge Rate Ammeter • Oil Pressure Gauge • Low Oil Pressure Shutdown • Coolant Temperature Gauge • High Engine Temperature Shutdown • Cranking Limiter • Run-Stop-Remote Switch • Remote Start-Stop Terminals • Emergency Latch-Relay with Reset and Indicator Light

Unit Mounting Base • Flexible Exhaust Connection • Vibration Isolators • Spin-on Full Flow Lube Oil Filter • Battery Cables • Battery Rack • Fuel Filter • Air Cleaner with Reusable Polyurethane (oil wetted) Element • Carburetor Air Heater • Lifting Bracket • Steel Mounting Base

Unit in U.S.A. A-496-C-275

ONAN 1400 73RD AVENUE N.E. • MINNEAPOLIS, MINNESOTA 55432
A DIVISION OF ONAN CORPORATION

DEPARTMENT OF TRANSPORTATION
FEDERAL AVIATION ADMINISTRATION

EASTERN REGION
FEDERAL BUILDING
JOHN F. KENNEDY INTERNATIONAL AIRPORT
JAMAICA, NEW YORK 11430



Study No. 79-AEA-1230-06

January 8, 1980

Mr. R. W. Filling
Baltimore Gas & Electric
1024 Gas & Electric Bldg.
P. O. Box 1475
Baltimore, Maryland 21203

Dear Mr. Filling:

Enclosed is Determination in reference to the Antenna Tower in
Jacksonville, Maryland.

As the proposed tower is within 200 ft. of an existing higher
tower that is presently marked and lighted, we have no objection
to your plans of placing two flashing beacons on the tower at
the 264 ft. level.

Should the existing taller tower be removed or reduced to a
height which is lower than your tower, it is recommended that
the lighting of your tower be altered so as to display lighting
at the highest point.

Sincerely,

WALTER H. MITCHELL
Chief, Airspace & Procedures Branch

Enclosure

cc: Messrs. R. H. Kent
D. T. Ward
D. W. Parks
J. J. Jones
J. L. DiStefano
P. Hahn
E. E. File

PETITIONER'S
EXHIBIT 8

Form Approved OMB No. 804-R0001
FOR FAA USE ONLY
AERONAUTICAL STUDY NO. 79-AEA-1230-06
NOTICE OF PROPOSED CONSTRUCTION OR ALTERATION
NATURE OF STRUCTURE (Complete both A and B below)

A. (Check one)
☒ NEW CONSTRUCTION ☐ ALTERATION (State length of time) _____

B. (Check one)
☒ PERMANENT ☐ TEMPORARY (State length of time) _____

2. NAME AND ADDRESS OF INDIVIDUAL, COMPANY, CORPORATION, ETC. PROPOSING THE CONSTRUCTION OR ALTERATION (Number, Street, City, State and Zip Code)
Baltimore Gas and Electric Company
1024 Gas and Electric Building
P. O. Box 1475
Baltimore, Maryland 21203
Attention: R. W. Filling

3. TYPE AND COMPLETE DESCRIPTION OF STRUCTURE
Erect a 264' freestanding microwave tower with two
8' diameter parabolic reflectors. A V.H.F. antenna
will extend 35' beyond the top of the tower for a
total height of 299' AGL.

4. LOCATION OF STRUCTURE
A. COORDINATES (To nearest second)
LATITUDE 39° 31' 54" LONGITUDE 76° 32' 50"
B. NEAREST CITY OR TOWN, AND STATE
Jacksonville, Maryland
C. NAME OF NEAREST AIRPORT, HELIPORT, OR SEAPLANE BASE
Fallston Airport
D. DESCRIPTION OF LOCATION OF SITE WITH RESPECT TO HIGHWAYS, STREETS, AIRPORTS, PHOTOGRAPHIC TERRAIN FEATURES, ETC.
(Manor Gate Station)
The microwave tower will be located on the west side of Manor Road, approximately
1,000' south of Jacksonville Pike in Baltimore County, Maryland. Please note
that there is an existing 360' microwave tower adjacent to our property as shown
on Drawing No. 120-601-01.

5. HEIGHT AND ELEVATION (Complete A, B and C to the nearest foot)
A. ELEVATION OF SITE ABOVE MEAN SEA LEVEL 580'
B. HEIGHT OF STRUCTURE INCLUDING APPURTENANCES AND LIGHTING 299'
C. OVERALL HEIGHT ABOVE MEAN SEA LEVEL (A+B) 879'

6. WORK SCHEDULE DATES
A. WILL START April, 1980
B. WILL COMPLETE August, 1980

7. OBSTRUCTION MARKED AND/OR LIGHTED IN ACCORDANCE WITH CURRENT FAA ADVISORY CIRCULAR 70/7460-1, OBSTRUCTION MARKING AND LIGHTING
A. MARKED
B. AVIATION RED OBSTRUCTION LIGHTS
C. HIGH INTENSITY WHITE OBSTRUCTION LIGHTS
D. DUAL LIGHTING SYSTEM

8. I HEREBY CERTIFY that all of the above statements made by me are true, complete, and correct to the best of my knowledge
B. NAME AND TITLE OF PERSON FILING THIS NOTICE (Type or Print)
Richard W. Filling
Engineering Technician
C. DATE OF SIGNATURE 12-18-79
D. TELEPHONE NO. (Prefix with area code) 301-234-5568

Presumes who knowingly and willfully fail to comply with the provisions of the Federal Aviation Regulations Part 77 are liable to a fine of \$100 for the first offense, with increased penalties thereafter as provided by Section 902(a) of the Federal Aviation Act of 1958 as amended.
FAA Form 7460-1 (11-72) SUPERSEDES PREVIOUS EDITION DO NOT REMOVE CARBONS

Item 3 - Control Points
for Base Station KOD 387

Manor Gate 37.70 MHz

- (1) 1068 Front St., 16 mi. S.S.W. of transmitter.
- (2) 706-12 Constitution St., 16.3 mi. S.S.W. of transmitter.
- (3) 501-31 E. Madison St., 16.3 mi. S.S.W. of transmitter.
- (4) Energy Control Center, 7309 Windsor Mill Rd., 17.5 mi. S.W. of transmitter.
- (5) 549-75 Forrest St. Garage, 16.1 mi. S.S.W. of transmitter.
- (6) Gas and Electric Bldg, southeast corner Lexington and Liberty Sts., 16.1 mi. S.S.W. of transmitter.
- (7) 523-47 E. Monument St., 16.3 mi. S.S.W. of transmitter.
- (8) Ferry Hall Construction Bldg., 9701-03 Belair Rd., 9.5 mi. S.E. of transmitter.
- (9) Pumphrey, Southern Construction Hqts., east side Old Annapolis Rd. (MD Rt. 648), N. of Patapsco River, 21.5 mi. S.S.W. of transmitter.
- (10) Rutherford Business Center, Transportation, Windsor Mill Rd., W. of Lord Baltimore Rd., 17.6 mi. S.W. of transmitter.
- (11) Spring Gardens Valve House, Gas Control, Leadenhall St. and Fort Ave., 18 mi. SSW of transmitter.
- (12) Mt. Washington, Northern Construction Hqts., north of Northern Central R.R. at Bare Hills, 12 mi. S.W. of transmitter.

Manor Gate 153.605 MHz

- (1) Belair Trouble Desk, east side Fountain Green, 4 mi. N. Churchville Rd., 12.4 mi. E.N.E. of transmitter.
- (2) Cockeysville Trouble Desk, 10500-14 York Rd., W. side of York Rd. (MD Rt. 45), opposite Warren Rd. (MD Rt. 143), 6.2 mi. WSW of transmitter.
- (3) Energy Control Center, 7309 Windsor Mill Rd., 17.5 mi. S.W. of transmitter.
- (4) Essex Trouble Desk, 600 Stemmers Run Rd., 14.2 mi. S.S.E. of transmitter.

FEDERAL COMMUNICATIONS COMMISSION
WASHINGTON, D.C. 20554

JAN 31 1980

IN REPLY REFER TO:
7120-02

Baltimore Gas and Electric Co.
Electric Engineering Department
P.O. Box 1475
Baltimore, Maryland 21203

Attention: Supervising Engineer

Dear Private Microwave Licensee,

Your application(s), FCC File Number(s) 3238-61-OF-69
for authorization(s) to modify, renew, assign, and/or establish a new
station(s) has (have) been approved for grant effective January 29, 1979
for a five year period. Formal license(s) will be mailed to you within
the next several weeks. In the interim, you are hereby authorized to
commence operating the facilities in exact accordance with the technical
terms specified in the application(s).

File No.	Call Sign	Location	Freq. (MHz)
*3238-OF-69	KGC 80	Parkville, MD	1985, 1945, 1955
*3239-OF-69	KGG 24	Texas, MD	1865, 1875
3240-OF-69	KGG 25	Baltimore, MD	1895
*3241-OF-69	KGI 31	Baltimore, MD	1965
*3242-OF-69	KGM 71	Reisterstown, MD	1955, 1935, 1945
*3243-OF-69	KCM 90	Middle River, MD	2196.8
*3244-OF-69	KXU 37	Baltimore, MD	2146.8, 1685, 1875
3245-OF-69	KXU 38	Baltimore, MD	1965
*3246-OF-69	KXU 39	Norrisville, MD	1855, 1865, 1885
3247-OF-69	KXU 40	Whiteford, MD	1965
**3248-OF-69	WAM 281	Granite, MD	1945, 1975

*** replaces letter of grant dated 10/29/79 for application numbered 1674-OF-29.

* replaces letter of grant dated 9/19/78 for applications numbered 3773-78-OF-97,
respectively.
Retain a copy of this letter at the location of station records.
(continued on page 2)

Sincerely yours,

Carlos V. Roberts
Chief, Private Radio Bureau

PETITIONER'S
EXHIBIT 7

FEDERAL COMMUNICATIONS COMMISSION
WASHINGTON, D.C. 20554

JAN 31 1980

IN REPLY REFER TO:
7120-02
(page 2)

Baltimore Gas and Electric Co.

Dear Private Microwave Licensee,

Your application(s), FCC File Number(s)
for authorization(s) to modify, renew, assign, and/or establish a new
station(s) has (have) been approved for grant effective
for a five year period. Formal license(s) will be mailed to you within
the next several weeks. In the interim, you are hereby authorized to
commence operating the facilities in exact accordance with the technical
terms specified in the application(s).

File No.	Call Sign	Location	Freq. (MHz)
3249-OF-69	WU 50	Gambills, MD	1865, 1905, 1875, 2132.5
3250-OF-69	WU 51	Mt. Zion, MD	1955, 1965
**3251-OF-69	WU 52	Lusby, MD	1955
3252-OF-69	WU 53	Huntington, MD	1875, 1885
3253-OF-69	WU 54	Laurel, MD	1865, 1985
3254-OF-69	WLR 54	Dundalk, MD	1875
3255-OF-69	WIA 712	Glen Burnie, MD	1955, 1945, 1975
3256-OF-69	WIA 713	Manor Gate Station, MD	1945, 1975
3257-OF-69	WIA 714	Baltimore, MD	1975, 1965
3258-OF-69	WIA 715	Perry Hall, MD	1885, 1895, 1905
3259-OF-69	WIA 716	Westminster, MD	1875
3260-OF-69	WIA 717	Chase, MD	1965
3261-OF-69	WIA 718	Woodlawn, MD	1885, 1865, 1895

** replaces letter of grant dated 1/26/79 for applications numbered 4975-OF-88.
Retain a copy of this letter at the location of station records.

Sincerely yours,

Carlos V. Roberts
Chief, Private Radio Bureau

FCC Form 605
APRIL 1978
United States of America
Federal Communications Commission
AUTHORIZATION

Call Sign: KGD387 File No. 008250-IW-120

Station Frequencies
MHz 37.70 48.00 153.605
Type of Station 1 1 1
Power (W) 300 300 350

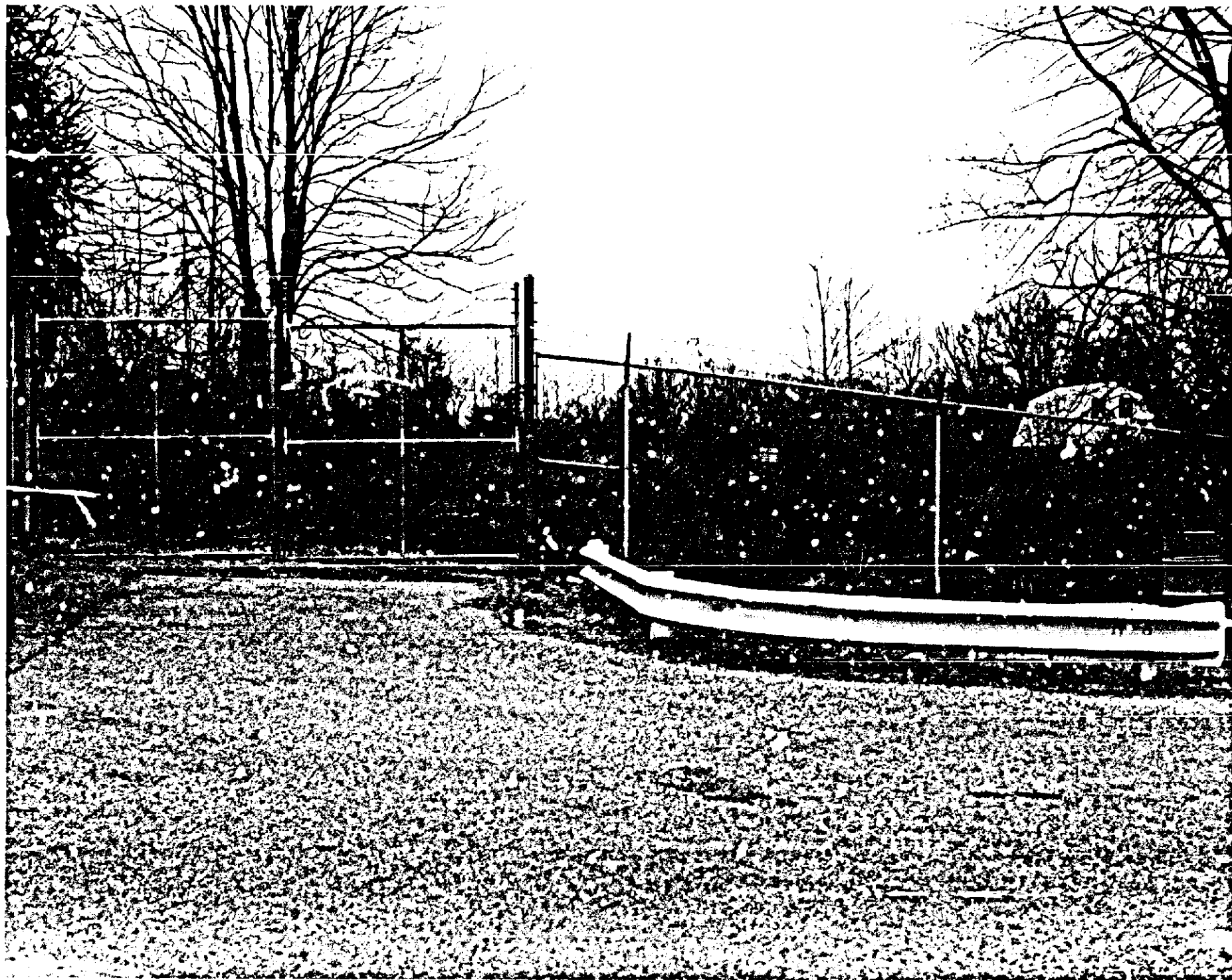
This authorization effective February 7, 1980
and will expire 3:00 AM EST February 7, 1985

Station Name (see instructions)
Baltimore Gas and Electric Co.
P. O. Box 1475
Baltimore, Maryland 21203
Attn: J. A. Bellorfer
Supervising Engineer

Location of original license at Electric Engineering Department Office,
Room 1121 Gas and Electric Building, Baltimore, MD.

PETITIONER'S
EXHIBIT 7

JUL 21 1980



1"=10' 10' 5' 0' 10' 20' 30' 40' 50'

PARCEL 180
GRANVILLE A. QUINAN AND
GLORIA QUINAN
(STANSBURY FARMS PLAT 33/124)
PHOENIX, MD 21131
ZONED RC-2

PARCEL 99
RICHARD E. KEISTER
14831 JARRETTVILLE PIKE
MONKTON, MD 21111
ZONED RC-2

PARCEL 181
WARREN A. STEWART
14919 JARRETTVILLE PIKE
MONKTON, MD 21111
ZONED RC-2

PARCEL 8
COLUMBIA GAS TRANSMISSION
FORMERLY
(ATLANTIC SEABOARD CORP)
P.O. BOX 1273
CHARLESTON, W. VA. 253
ZONED RC-2

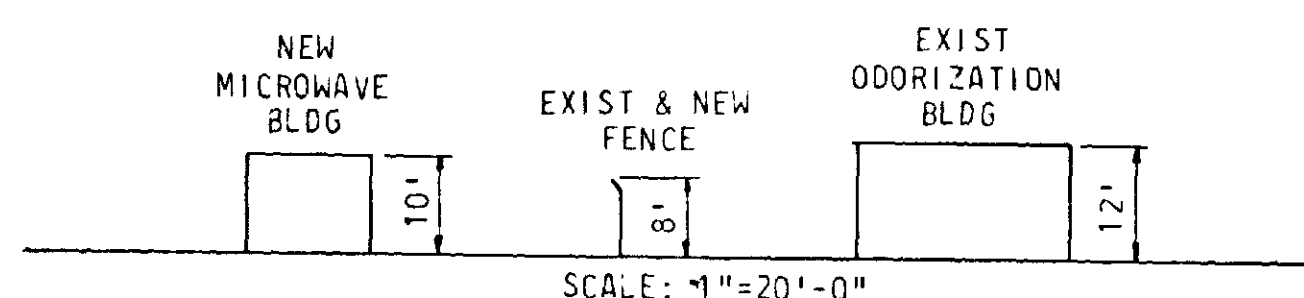
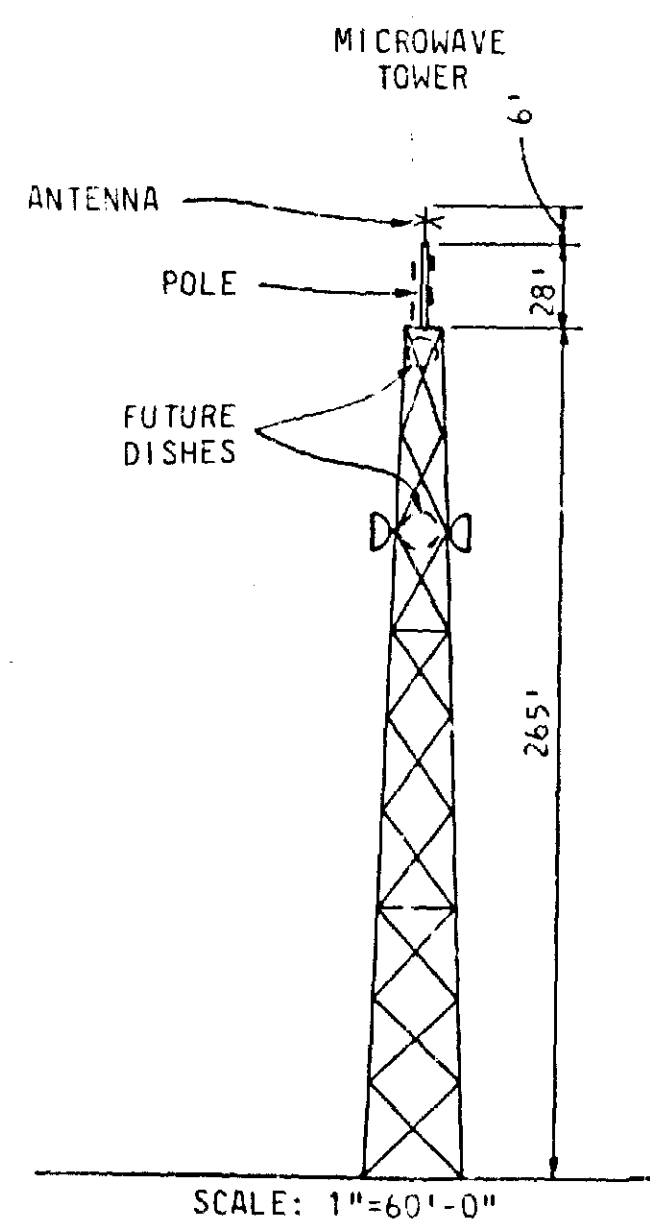
FREDERICK P. OBRIGKEIT
3736 STANSBURY MILL RD
PHOENIX, MD 21131
ZONED RC-2

CONC MON
EL 579.96

BEGINNING
CONC MON
EL 573.54

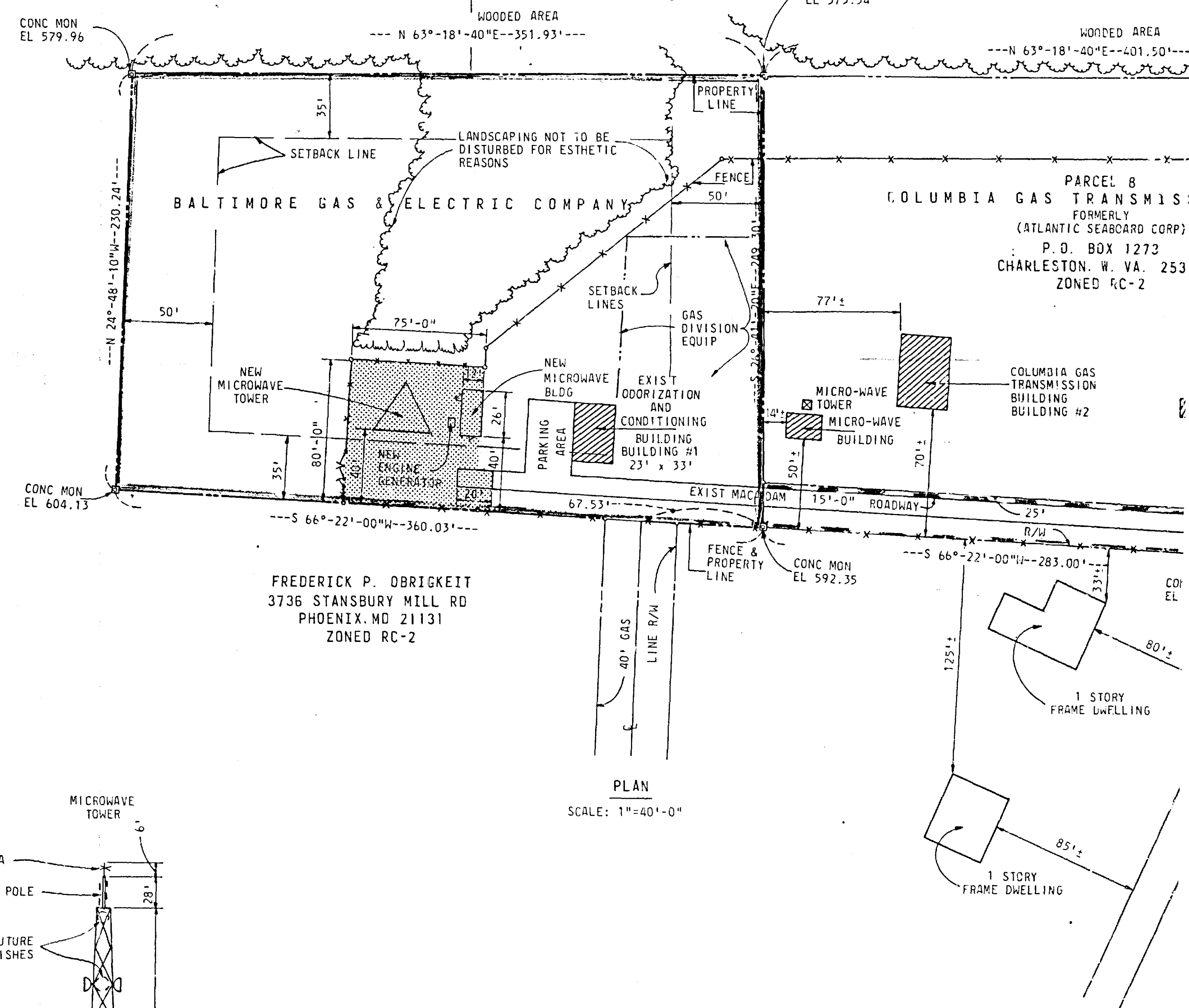
CONC MON
EL 604.13

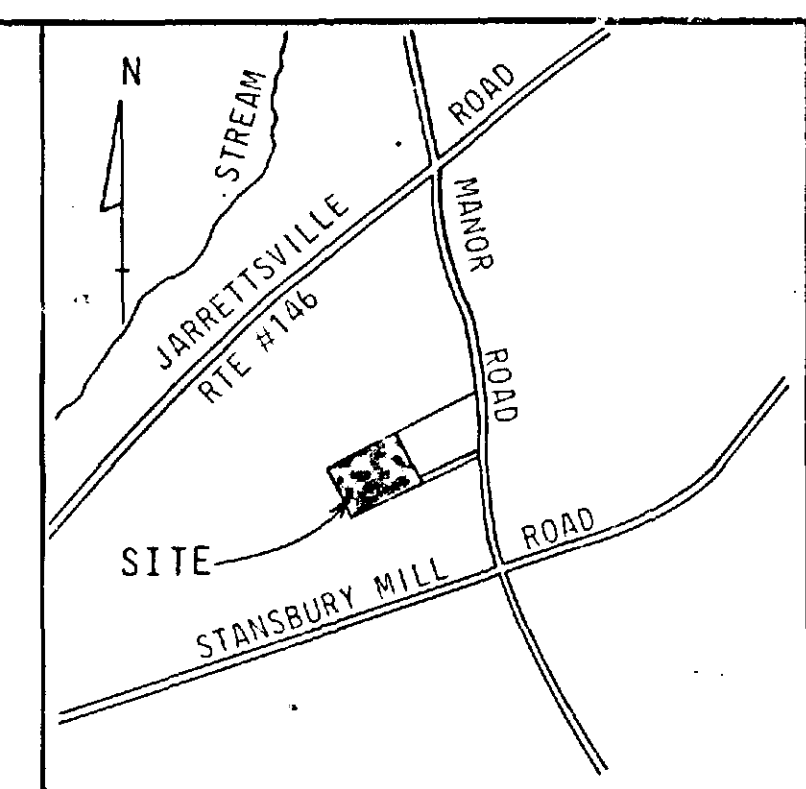
CONC MON
EL 592.35



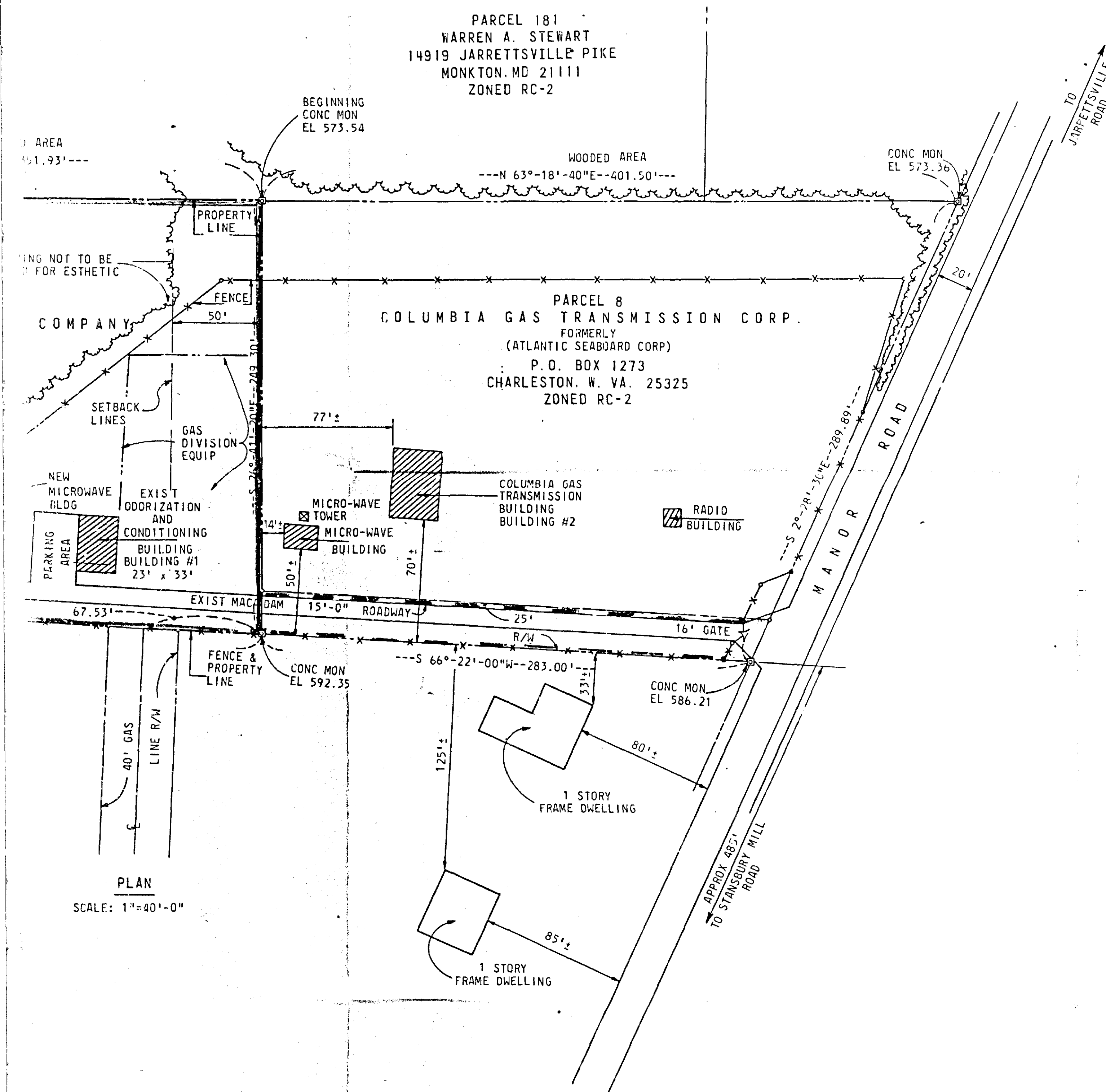
MAXIMUM HEIGHT OF STRUCTURES

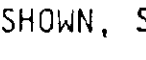
PLAN
SCALE: 1"=40'-0"





VICINITY PLAN
SCALE: 1"=900'



- NOTES:
1. BEARINGS AND DISTANCES AS SHOWN ARE TAKEN FROM A SURVEY BY DOLLENBERG BROTHERS DATED MAY 13, 1954.
 2. ELEVATIONS WERE ADDED TO SURVEY MAY 27, 1954. AS SHOWN, THEY ARE REFERRED TO MEAN LOW TIDE AS ESTABLISHED BY THE U.S. COAST AND GEODETIC SURVEY.
 3. BEARINGS ARE REFERRED TO THE TRUE MERIDIAN.
 4. FOR ELEVATIONS AS EXISTING AT TIME OF SURVEY IN ADDITION TO THOSE ALREADY SHOWN, SEE ABOVE MENTIONED SURVEY.
 5.  DENOTES 1979 BUDGET INSTALLATION.

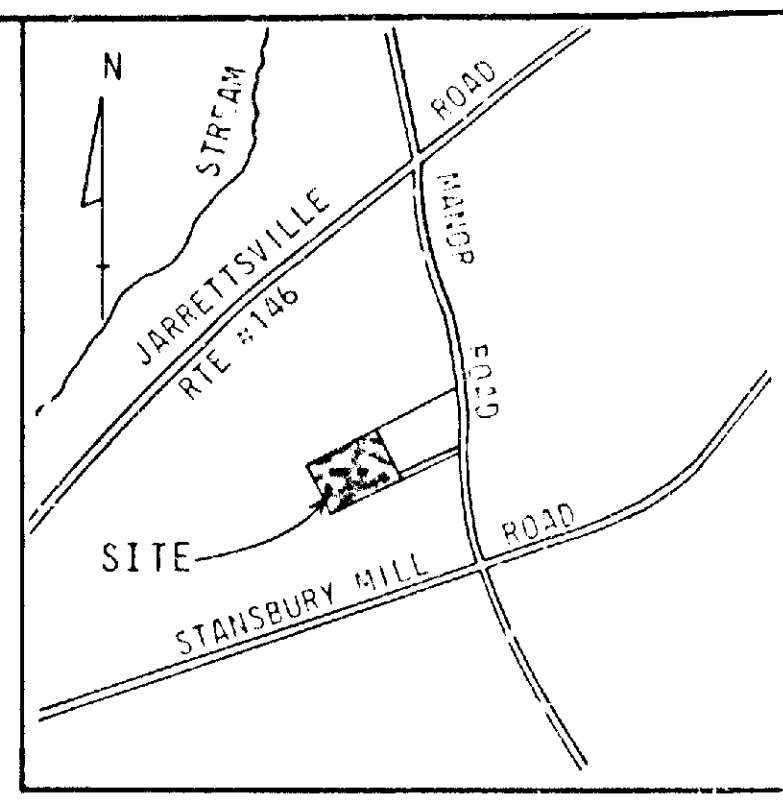
THIS PROPERTY:
TOTAL AREA: 1.958:
TAX MAP: 35
PRESENT ZONING: RC-2
ZONING MAP 3E
ELECTION DISTRICT: 10TH
BALTIMORE COUNTY, MD
TITLE REFERENCE: GLB 2498/142

OFFICE COPY
Item 99
REVISED PLANS

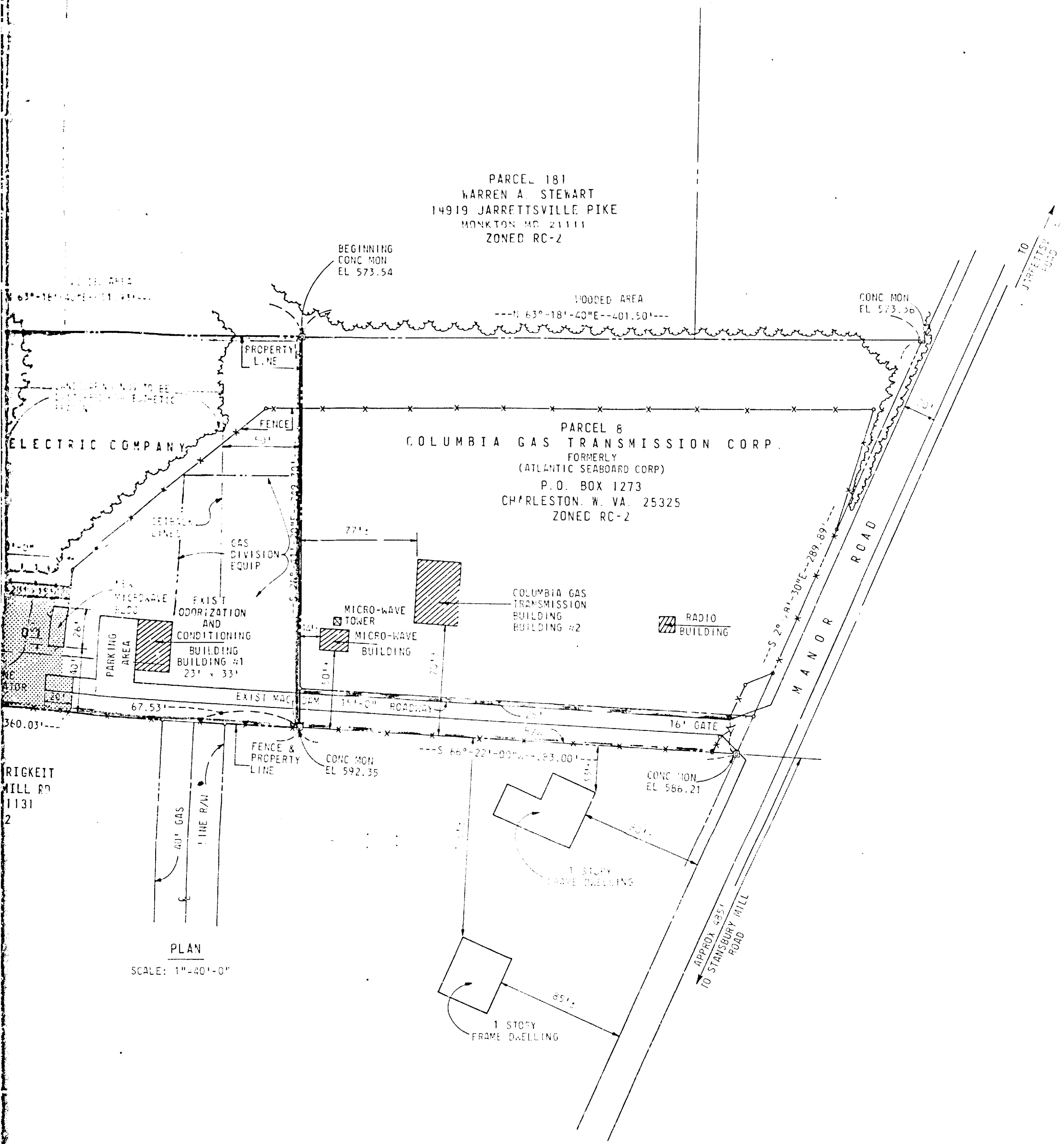
J.F. DOUTHIRT 3RD (PLS #10)
ELECTRIC ENGINEERING DEPT
BALTIMORE GAS & ELECTRIC CO

OFFICE OF THE ATTORNEY GENERAL
By _____

[illegible]



VICINITY PLAN
SCALE: 1"=900'



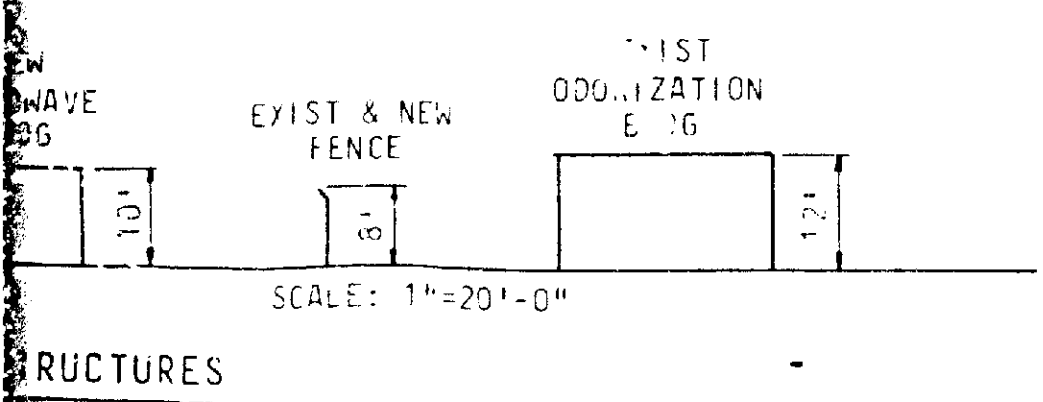
- NOTES:
1. BEARINGS AND DISTANCES AS SHOWN ARE TAKEN FROM A SURVEY BY BOLLEBERG BROTHERS DATED MAY 13, 1954.
 2. ELEVATIONS WERE ADDED TO SURVEY MAY 27, 1954. AS SHOWN, THEY ARE REFERRED TO MEAN LOW TIDE AS ESTABLISHED BY THE U.S. COAST AND GEODETIC SURVEY.
 3. BEARINGS ARE REFERRED TO THE TRUE MERIDIAN.
 4. FOR ELEVATIONS AS EXISTING AT TIME OF SURVEY IN ADDITION TO THOSE ALREADY SHOWN, SEE ABOVE MENTIONED SURVEY.
 5. [Symbol] DENOTES 1979 BUDGET INSTALLATION.

THIS PROPERTY:
TOTAL AREA: 1.958;
TAX MAP: 35
PRESENT ZONING: RC-2
ZONING MAP 3E
ELECTION DISTRICT: 10TH
BALTIMORE COUNTY, MD
TITLE REFERENCE: GLB 2498/143

PLAN
SCALE: 1"=40'-0"

PETER'S
EX-1
80-162-X

J.P. COUTHART 3RD (PLS #10)
ELECTRIC ENGINEERING DEPT
BALTIMORE GAS & ELECTRIC CO



Rev.	Date	Job Order	Description	Approved	ENGINEERING	DESIGN & DRAFTING	FILE	Scale	Rev
A	1-9-80	MD-8015	MICROWAVE TOWER INSTLN		Civil [Signature]	Designed [Signature]	File 36-9	AS NOTED	
			REV LAYOUT PER NEW COUNTY ZONING REQUIREMENTS		Elec. [Signature]	Drawn [Signature]	Microfilmed		
B	2-14-80	MD-8015	REV LAYOUT PER ENGINEER'S DESIGN CHANGE		Mech. [Signature]	Checked [Signature]	Orig. #		
					Transm. [Signature]	Date App'd 10-8-79	Rev. [Signature]		
					Chief Eng. [Signature]				
					Manager [Signature]				
						BALTAMORE GAS AND ELECTRIC COMPANY ELECTRIC ENGINEERING DEPARTMENT			
						No. 93-311-E			